

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/21-23 SCOTCH PARADE BONBEACH VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/38 GOLDEN AVENUE BONBEACH VIC 3196	\$642,500	22-Aug-24
5/1A GENOA AVENUE BONBEACH VIC 3196	\$665,000	12-Jun-24
3/21 BROADWAY BONBEACH VIC 3196	\$700,000	09-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 December 2024

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E josh.runatay@obrienrealestate.com.au**2/38 GOLDEN AVENUE
BONBEACH VIC 3196** 2  1  1

Sold Price

\$642,500Sold Date **22-Aug-24**

Distance

0.62km**5/1A GENOA AVENUE BONBEACH
VIC 3196** 2  1  1

Sold Price

\$665,000Sold Date **12-Jun-24**

Distance

0.95km**3/21 BROADWAY BONBEACH VIC
3196** 3  1  1

Sold Price

\$700,000Sold Date **09-Aug-24**

Distance

0.84km**RS** = Recent sale**UN** = Undisclosed Sale

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